042.0	0003	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,418,300	/	1,418,300
USE VALUE:	1,418,300	/	1,418,300
ASSESSED:	1,418,300	/	1,418,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIU WEIJIAN ETAL - UNIT 14
Owner 2:	LEE CHIEN-FEI ETAL - UNIT 16
Owner 3:	
Street 1:	14-16 BEACON ST
Street 2:	CONDO CONVERSION
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GUANCI ELIZABETH A / ESTATE -
Owner 2:	PAMELA A GUANCI REVOCABLE TRUS -
Street 1:	PO BOX 856
Twn/City:	CARLISLE
St/Prov:	MA Cntry:
Postal:	01741

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1900, having primarily Vinyl Exterior and 3656 Square Feet, with 2 Units, 4 Baths, 2 3/4 Baths, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	967,100		451,200	1,418,300
Total Card	0.110	967,100		451,200	1,418,300
Total Parcel	0.110	967,100		451,200	1,418,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.94 | /Parcel: 387.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 28963
GIS Ref:
GIS Ref:
Insp Date: 09/16/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	400,500	0	4,800.	451,200	851,700	851,700	Year End Roll	12/18/2019
2019	104	FV	357,900	0	4,800.	479,400	837,300	837,300	Year End Roll	1/3/2019
2018	104	FV	357,900	0	4,800.	349,700	707,600	707,600	Year End Roll	12/20/2017
2017	104	FV	335,500	0	4,800.	304,600	640,100	640,100	Year End Roll	1/3/2017
2016	104	FV	335,500	0	4,800.	259,400	594,900	594,900	Year End	1/4/2016
2015	104	FV	279,500	0	4,800.	253,800	533,300	533,300	Year End Roll	12/11/2014
2014	104	FV	279,500	0	4,800.	208,700	488,200	488,200	Year End Roll	12/16/2013
2013	104	FV	290,700	0	4,800.	198,500	489,200	489,200		12/13/2012

!3525!

PRINT

Date	Time
12/10/20	18:45:20

LAST REV

Date	Time
12/08/20	10:52:58

mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3525

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUANCI ELIZABET	72690-21	1	5/31/2019	Estate/Div	825,000	No	No		
GUANCI PAMELA A	55242-463		8/25/2010	Family	1	No	No		GUANCI ELIZABETH A - DOD: 10/28/2018
GUANCI RALPH P-	35206-418		4/3/2002	Family	99	No	No		
	17073-455		6/1/1986		174,000	No	No		A

USER DEFINED

Prior Id # 1:	28963
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2020	463	Heat App	22,000					
9/17/2019	1431-1430	Addition	240,000					
8/14/2003	685	Re-Roof	9,900					

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2020	Measured	DGM	D Mann
9/3/2020	Mail Update	JO	Jenny O
11/23/2018	MEAS&NOTICE	HS	Hanne S
4/18/2009	Inspected	372	PATRIOT
4/15/2009	Measured	372	PATRIOT
2/16/2000	Measured	197	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	451,200	Spl Credit		Total:	451,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1900	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.93719912
Const Adj.:	0.99989998
Adj $ / SQ:	131.195
Other Features:	197782
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	976854
Depreciation:	9769
Depreciated Total:	967086

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	4	HB	2

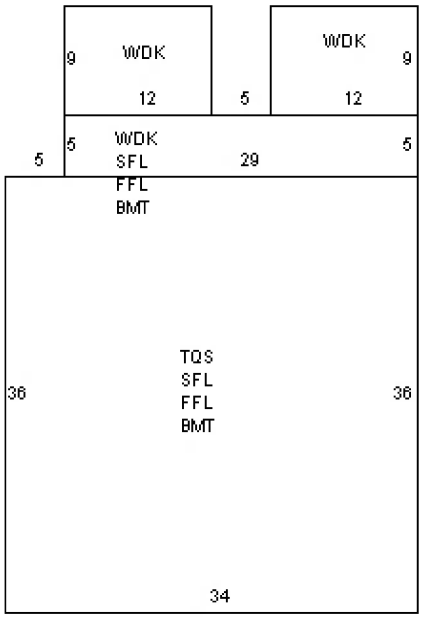
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	5	2	
Totals			
2	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	174.49
Special Features:	0	Val/Su Net:	179.56
Final Total:	967100	Val/Su SzAd	264.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,369	39.360	53,882
FFL	First Floor	1,369	131.190	179,606
SFL	Second Floor	1,369	131.190	179,606
TQS	3/4 Story	918	131.190	120,437
WDK	Deck	361	8.770	3,166

Net Sketched Area:	5,386	Total:	536,697
Size Ad	3656	Gross Are	5692	FinArea	3656
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0003-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	